



35 Florida Holiday Park Back Market Lane

Hemsby, Great Yarmouth, NR29 4HW

£22,500



## 35 Florida Holiday Park Back Market Lane

Aldreds are pleased to offer this much improved and very well presented semi detached holiday chalet on a popular coastal village site. The property has an open plan kitchen/lounge with modern replacement fitted kitchen with built in appliances, two bedrooms and renovated shower room. The chalet is being sold fully equipped and benefits from pvc double glazed windows. An early viewing is recommended.

### Open Plan Kitchen/Lounge

18'0" maximum x 12'2" maximum (5.51 maximum x 3.73 maximum)

Modern white gloss kitchen with wall and matching base units with work surface over, built in electric oven, four ring ceramic hob, single drainer stainless steel sink unit, recess with fridge/freezer, part tiled walls, recess with washing machine, tiled flooring and fitted carpet, part double glazed entrance door to front aspect, double glazed windows to front and side aspects, tv point, two sofas, table and chairs, doors leading off to:

### Bedroom 1

9'8" x 9'8" (2.97 x 2.97)

Including built in cupboard, double glazed window to rear aspect, fitted carpet, double bed and bedside cabinets.

### Bedroom 2

8'2" x 8'0" (2.49 x 2.46)

Double glazed window to rear aspect, two single beds, fitted carpet.

### Shower Room

Modern suite comprising tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled walls and flooring, two frosted double glazed windows to rear.

### Outside

The chalet sits in communal lawned gardens with a covered terrace and parking nearby.





### Tenure

Leasehold.

The current lease has approximately 48 remaining

Total site fees for 2024 - approximately £1800 Plus VAT

Site opens from 1st March to 31st October.

No dogs allowed.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

### Location

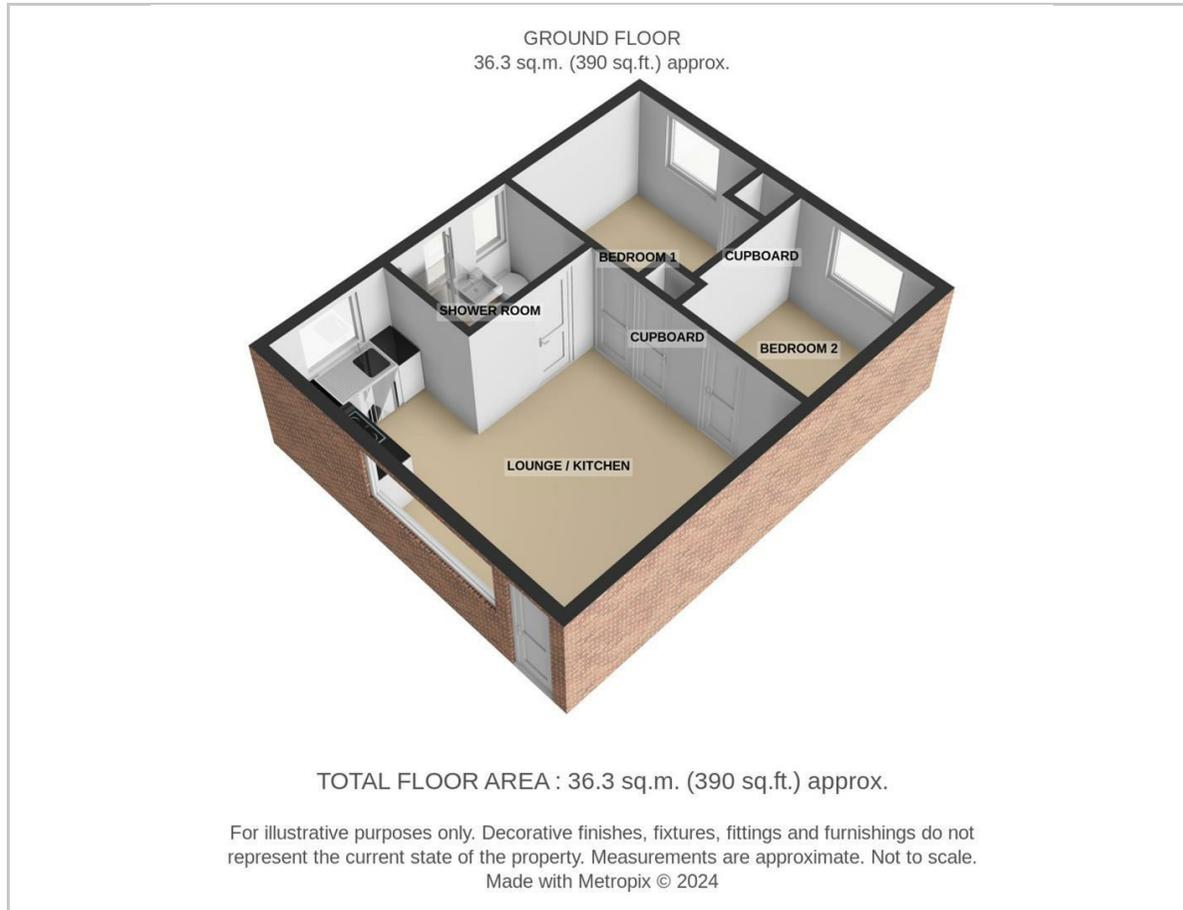
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different machines. A variety of seaside-style cafes and restaurants are available, offering sit-down meals, take-away fish and chips and Chinese food. Fun fairs, crazy golf courses and children's rides also feature on a number of sites along the street.

### Directions

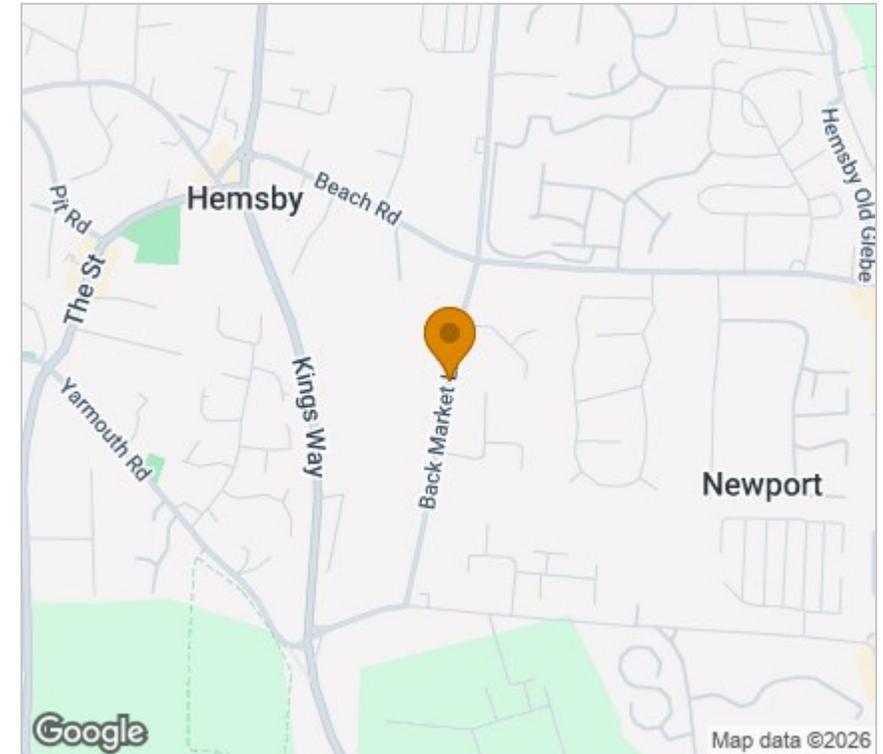
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn right into Newport Road, continue for approximately 200 yards turn left into Market Lane, take the first turning on the right into the Florida Holiday Park, follow the road around to the left where the chalet can be found on the left hand side.



## Floor Plan



## Area Map



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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